

**MEMORANDUM**

**TO:** Andrew Rivera, Land Use Commissions Liaison  
Planning and Development Review Department

**FROM:** Andy Halm, Senior Property Agent  
Land Management Section  
Office of Real Estate Services

**DATE:** December 31, 2018

**SUBJECT:** F# 9721-1607 – Aerial and Surface Encroachment of a portion of East 4th Street and Attayac Street by an existing slab and eave, concrete steps and handrails near the intersection of East 4<sup>th</sup> Street and Attayac Street.

Attached are the departmental comments and other information pertinent to the referenced right of way encroachment. **The area being requested for encroachment will be used for preserving the historic building and repurposed by local business owners for a new use.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **January 8<sup>th</sup>, 2019, Planning Commission Agenda** for their consideration.

Staff contact: Andy Halm at 974-7185 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Megan Wanek

Property Owner: Capital Metropolitan Transportation Authority.

Ms. Wanek will be present at the meeting to answer any questions regarding the project, if needed.

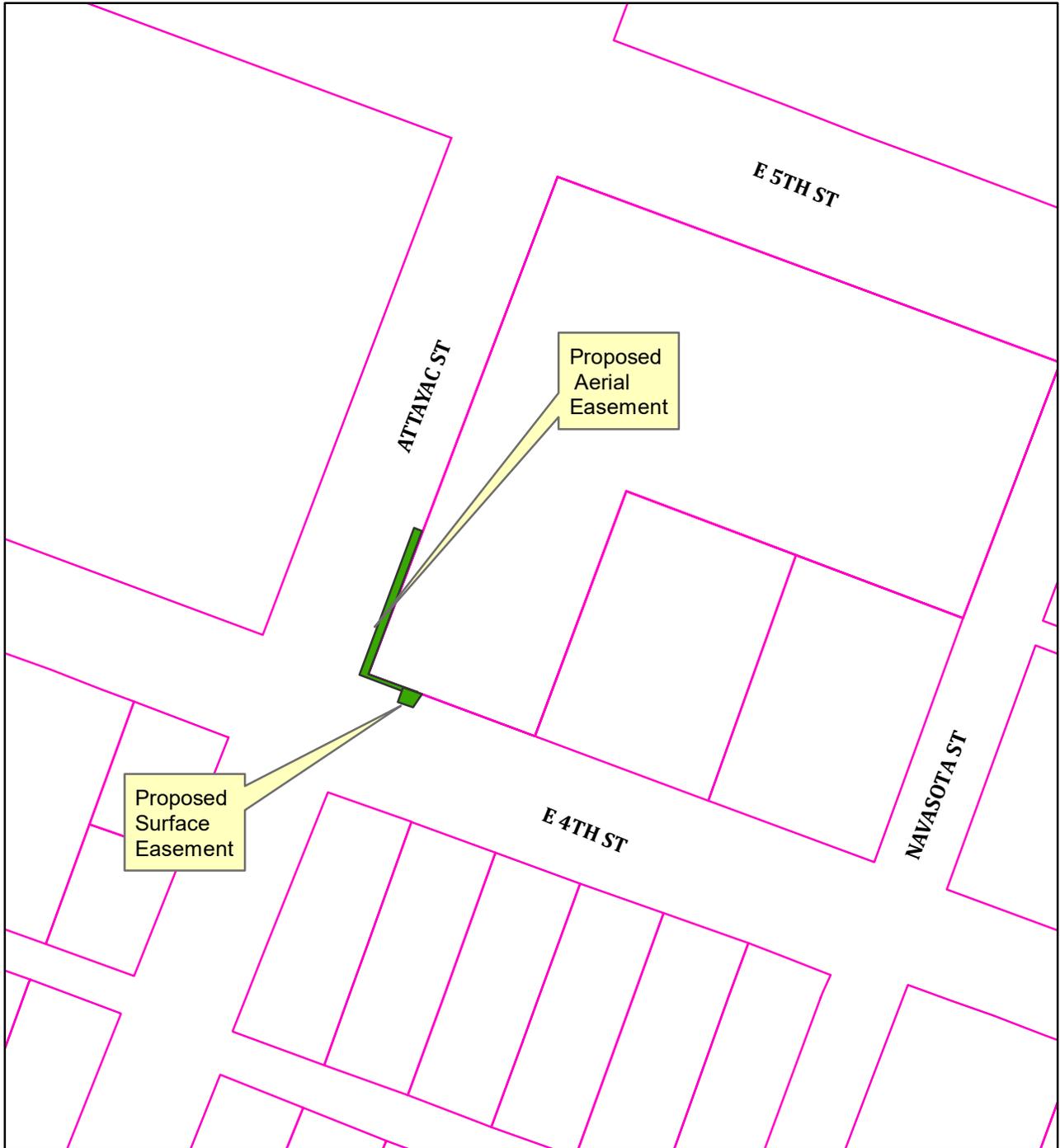
Andy Halm, Senior Property Agent  
Land Management Section

**OFFICE OF REAL ESTATE SERVICES**

Attachments

DEPARTMENT COMMENTS FOR THE  
AERIAL AND SURFACE ENCROACHMENT OF EAST 4<sup>TH</sup> STREET AND ATTAYAC  
STREET BY AN EXISTING SLAB AND EAVE, CONCRETE STEPS AND HANDRAILS  
NEAR THE INTERSECTION OF EAST 4<sup>TH</sup> STREET AND ATTAYAC STREET.

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
Planning & Development Review (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE



## Proposed Aerial & Surface Right-of-Way Encroachments at E 4th St at Attayac St



City of Austin  
Real Estate Services



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 7/6/2018

MEMORANDUM

Case No.: 9721-1607-1
Date: January 19, 2018

SUBJECT: ENCROACHMENT OF STREET RIGHT OF WAY

- List of names and departments: Lucy Cabading (AT&T), Melody Giambruno (Austin Energy), Katrina Fenrick (Austin Resource Recovery), Rob Spillar (Austin Transportation Director), Angela Baez (Austin Water), Roberto Gonzalez (Capital Metro), Bruna Quinonez (Code Compliance), Carlo DeMatos (CTM - GAATN), Milissa Warren (EMS), Rolando Rodriquez (Fire), Scott Cunningham (Google), Daniel Pina (Grande Communication), Jackie Chuter (PAR), Laura Authur (DSD), Sangeeta Jain (DSD), Mark Walters (P&Z), Humberto Rey (P&Z), Wendy Rhoades (P&Z), David Boswell (P&Z), Janae Spence (P&Z), Christian Barraza (P&Z), Kevin Rooney (P&Z), Annabell Ulary (P&Z).

A request has been received for the surface and aerial and surface encroachment of a portion of the East 4th Street right of way (Adjacent to 1304 East 4th Street) by the slab and eave, and concrete steps and handrails of an existing structure. The general area and structure are part of the Plaza Saltillo TOD.

Please review this request and return your comments to Andy Halm (974-7185), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: January 26, 2018.

APPROVAL: YES Yes, Subj. to Reqm't No

Comments:

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments:

Reviewed by:

Telephone:

Date:

June 21, 2016

Mr. Andy Halm  
City of Austin  
Real Estate Services  
505 Barton Spring Road  
Austin, Texas 78701

RE: Plaza Saltillo – Texaco Buildings  
Encroachment Agreement  
1302 E 4<sup>th</sup> Street  
Austin, Texas 78702

Dear Mr. Halm,

Please accept this letter and attached documents as our application for approval of an encroachment agreement associated with the Plaza Saltillo project. The application is to permit an existing encroachment within the Right of Way of 4<sup>th</sup> Street for the Texaco Depot Building, a historic building, for building pad and roof overhangs. The proposed encroachment area is outside of the University and Downtown districts.

The building is currently owned by the Capital Metropolitan Transportation Agency and will be leased and developed by Plaza Saltillo TOD, Ltd. A site location map, aerial, and a sketch of the encroachment agreement area are attached for your review.

The building is currently vacant but is proposed for commercial use upon redevelopment. The building, and therefore the encroachment, exist today although we do not have documentation that shows if the ROW was purchased prior to or after placement of the building. The encroachment agreement is proposed to be dedicated by separate document as the area is within a legal lot and no new plat will be completed.

There are no utilities within the encroachment area and no site plan on file for the area. The encroachment area will not be removed or altered with redevelopment of this portion of the site, however the skin of the building above the foundation within the ROW will be improved. The site is not part of a SMART housing application nor a unified development.

The proposed encroachment agreement is necessary to establish compliance for the existing historic Texaco building prior to redevelopment of the project. Although it is an existing condition, approval of the encroachment agreement also supports the Imagine Austin Comprehensive Plan by providing a place for Austin's creative economy and local businesses to thrive. The historic buildings will not only be preserved, but repurposed by local business owners for a new use. The new use will allow a local business to present itself, and the history of the buildings, to the community.



Redevelopment and reuse of the buildings will begin sometime in 2017. Redevelopment of the remaining Plaza Saltillo properties is already in process with multiple site plan applications on file with the City of Austin at this time.

We appreciate your review of the application. Should there be any questions or comments, please do not hesitate to reach out.

Sincerely,

Megan Wanek  
Development Associate  
Endeavor Real Estate Group

Application for an Encroachment Agreement

File No. 9721-1607
Department Use Only

DATE: 7-8-16
Department Use Only

1. TYPE OF ENCROACHMENT

Encroachment Type: Aerial Sub-surface X Surface
List TYPE OF ENCROACHMENT to be placed on Public Property: Building Slab
Has encroachment been installed prior to application: Yes No
Adjoins property at the following street address: 1300 E 4th Street

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #:
Survey & Abstract No. Lot 56-58 & 130x285 Ft Olt 3, Division O, Central ROW
Lot(s) Block Outlot
Subdivision Name:
Plat Book V Page Number 661 Document Number
County/Records: Travis County; Deed Real Property Official Public
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.

3. RELATED CASES

Existing Site Plan: YES/NO
Subdivision: Case: YES/NO
Building Permit: YES/NO
FILE NUMBERS

4. APPLICANT INFORMATION

Name: Shanna Davis
Firm Name: Capital Metropolitan Transportation Authority
Address: 2910 E Fifth Street City: Austin State: Texas
Zip: 78702 Phone: (512) 389-7593 Fax No.: ( )
EMAIL ADDRESS:

5. DEVELOPER INFORMATION

Name: Megan Wanek
Firm Name: Endeavor Real Estate Group
Address: 500 W 5th Street, Suite 700 City: Austin State: Texas
Zip: 78701 Phone: (512) 682-5585 Fax No.: (512) 682-5505

6. LANDOWNER INFORMATION

Name: Capital Metropolitan Transportation Authority (as shown on Deed)

Address: 2910 E Fifth Street City: Austin State: Texas

Zip: 78702 Phone: (512) 389-7593 Fax No.: ( )

Lienholder Name: \_\_\_\_\_

Lienholder Address: \_\_\_\_\_

Lienholder Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

7. LICENSEE INFORMATION, if other than Landowner (Tenant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: ( ) Fax No.: ( )

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

Signed By: *Shamea Davis*  
Applicant

Please check the appropriate box.

- Landowner
- Tenant
- Agent for Landowner
- Agent for Tenant

444 SQUARE FEET  
PLAZA SALTILLO  
VERTICAL ENCROACHMENT AGREEMENT

FN.NO. 16-177(KWA)  
JULY 7, 2016  
JOB NO. R0101231-10048

#### DESCRIPTION

OF A 444 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE ATTOYAC STREET RIGHT-OF-WAY (60' WIDE) AND THE EAST FOURTH STREET (60' WIDE) RIGHT-OF-WAY ADJACENT TO LOT 56 OF CENTRAL ROW, A SUBDIVISION OF RECORD IN VOLUME V, PAGE 661 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 56 CONVEYED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY BY DEED OF RECORD IN VOLUME 10703, PAGE 972 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 444 SQUARE FOOT TRACT OF LAND BEING LOCATED ABOVE THE EXISTING GROUND GRADE (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 464.6 FEET AND EXTENDING TO A HEIGHT OF 22.5 FEET ABOVE SAID EXISTING GROUND GRADE TO THE APPROXIMATE ELEVATION OF 487.1 FEET; SAID 444 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the northerly right-of-way line of East Fourth Street, being the southwesterly corner of Lot 3, Block 5 Gary and Peck Subdivision, of record in Volume T, Page 273 of said Plat Records, also being the southeasterly corner of Lot 58 of said Central Row;

**THENCE**, N69°35'57"W, leaving the southwesterly corner of said Lot 3, along the northerly right-of-way line of East Fourth Street, with the southerly line of Lots 56-58 of said Central Row, a distance of 66.54 feet to the **POINT OF BEGINNING** and an angle point hereof;

**THENCE**, leaving the southerly line of said Lot 56, over and across East Fourth Street and Attoyac Street rights-of-way, for a portion of the easterly line, the southerly line, the westerly line, and the northerly line hereof, the following four (4) courses and distances:

- 1) S20°22'07"W, a distance of 2.40 feet to the southeasterly corner hereof;
- 2) N69°35'57"W, a distance of 32.48 feet to the southwesterly corner hereof;
- 3) N20°45'53"E, a distance of 83.84 feet to the northwesterly corner hereof;
- 4) S69°34'40"E, a distance of 4.50 feet to a point in the easterly right-of-way line of Attoyac Street, being the westerly line of said Lot 56, for the northeasterly corner hereof, from which the northwesterly corner of said Lot 56 bears N20°45'53"E, a distance of 18.47 feet;

FN 16-177(KWA)  
JULY 7, 2016  
PAGE 2 of 2

**THENCE**, S20°45'53"W, along the easterly right-of-way line of Attoyac Street, with the westerly line of said Lot 56, for a portion of the easterly line hereof, a distance of 81.44 feet to a calculated point at the intersection of the easterly right-of-way line of Attoyac Street and the northerly right-of-way line of East Fourth Street, being the southwesterly corner of said Lot 56, for an angle point hereof;

**THENCE**, S69°35'57"E, leaving the easterly right-of-way line of Attoyac Street, along the northerly right-of-way line of East Fourth Street, with the southerly line of said Lot 56, for a portion of the easterly line hereof, a distance of 27.96 feet to the **POINT OF BEGINNING**, containing an area of 444 square feet of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
221 WEST SIXTH ST.  
SUITE 600  
AUSTIN, TEXAS 78701

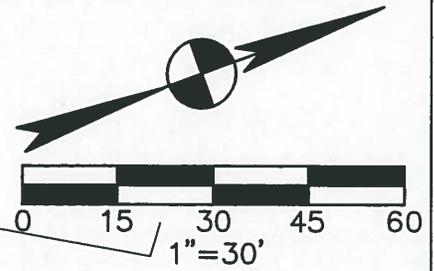
*[Handwritten Signature]*  
*6/28/17*  
\_\_\_\_\_  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # F-10194230  
John.Bilnoski@stantec.com



**FIELD NOTES REVIEWED**

By: *[Handwritten Signature]* Date: *07.17.2017*

Engineering Support Section  
Department of Public Works  
and Transportation



LOT 54  
 LOT 55  
 CENTRAL ROW  
 VOLUME V, PAGE 661

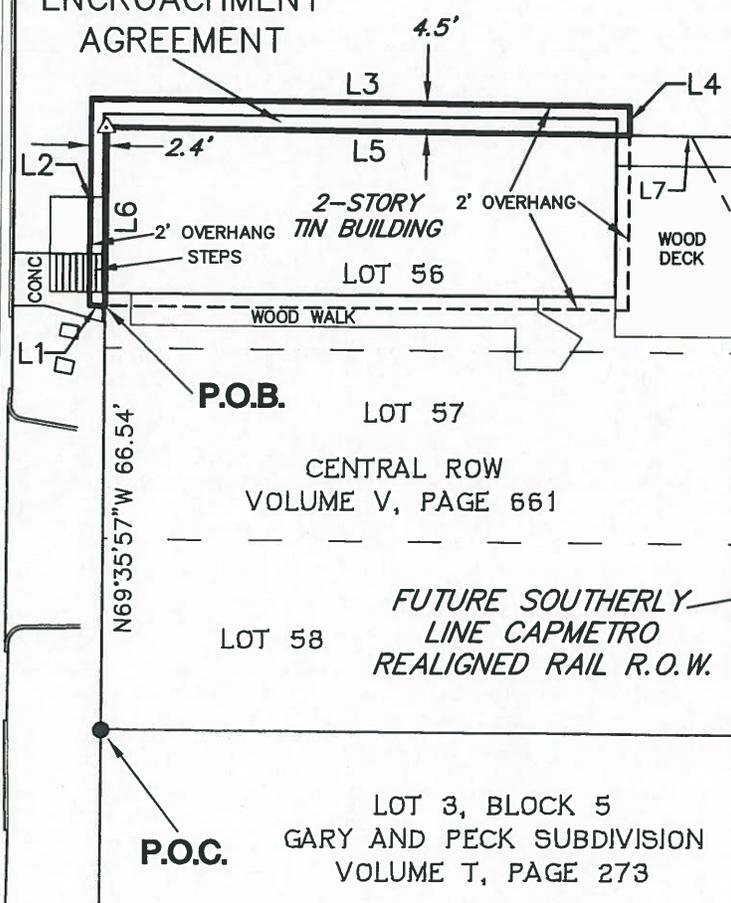
PARCEL 5  
 CAPITAL METROPOLITAN  
 TRANSPORTATION AUTHORITY  
 VOLUME 10703, PAGE 972

**ATTOYAC STREET**  
 (60' R.O.W.)(UNIMPROVED)

**444 SQ. FT.**  
 VERTICAL  
 ENCROACHMENT  
 AGREEMENT

CAPITAL METROPOLITAN  
 TRANSPORTATION AUTHORITY  
 VOLUME 10703, PAGE 972

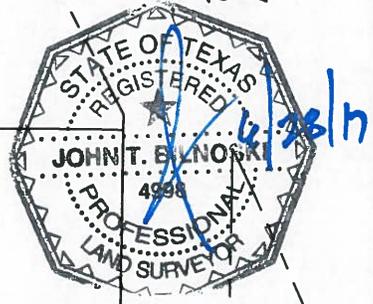
PARCEL 6  
 CAPITAL METROPOLITAN  
 TRANSPORTATION AUTHORITY  
 VOLUME 10703, PAGE 972



**EAST FOURTH STREET**  
 (60' R.O.W.)

LOT 56  
 2-STORY TIN BUILDING  
 2' OVERHANG  
 2' OVERHANG  
 WOOD DECK  
 WOOD WALK  
 P.O.B.  
 LOT 57  
 CENTRAL ROW  
 VOLUME V, PAGE 661  
 LOT 58  
 FUTURE SOUTHERLY  
 LINE CAPMETRO  
 REALIGNED RAIL R.O.W.

P.O.C.  
 LOT 3, BLOCK 5  
 GARY AND PECK SUBDIVISION  
 VOLUME T, PAGE 273



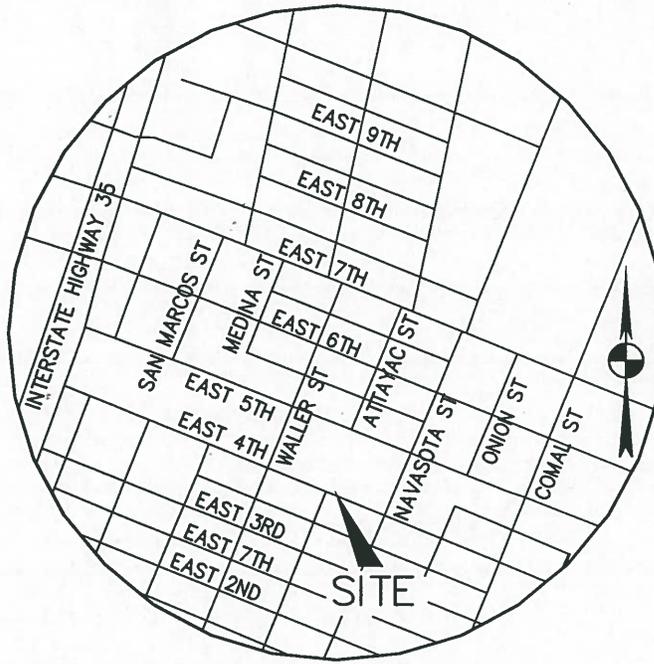
**Stantec**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel. (512) 328-0011 Fax (512) 328-0325  
 TBPE # F-6324 TBPLS # F-10194230  
 Copyright © 2016

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF A 444 SQUARE FOOT TRACT OF LAND SITUATED IN  
 THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A  
 PORTION THE ATTOYAC STREET (60' R.O.W) AND THE  
 EAST FOURTH STREET (60' R.O.W.) RIGHTS-OF-WAY.

**PLAZA SALTILLO  
 AUSTIN, TEXAS**

**SHEET 1 OF 3**

DATE: 07/07/16	DRAWN BY: KWA	FN: 16-177 (KWA)	FILE: V:\2220\ACTIVE\222010116\SURVEY\101231048EX3.DWG	PROJECT No. R0101231-10048
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**VICINITY MAP**  
N.T.S.

**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S20°22'07"W	2.40'
L2	N69°35'57"W	32.48'
L3	N20°45'53"E	83.84'
L4	S69°34'40"E	4.50'
L5	S20°45'53"W	81.44'
L6	S69°35'57"E	27.96'
L7	N20°45'53"E	18.47'

**LEGEND**

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

**Stantec**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel. (512) 328-0011 Fax (512) 328-0325  
 TBPE # F-6324 TBPLS # F-10194230  
 Copyright © 2016

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF A 444 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION THE ATTOYAC STREET (60' R.O.W) AND THE EAST FOURTH STREET (60' R.O.W.) RIGHTS-OF-WAY.

**PLAZA SALTILLO  
 AUSTIN, TEXAS**

**SHEET 2 OF 3**

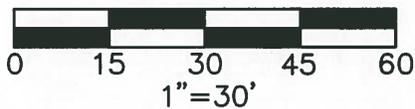
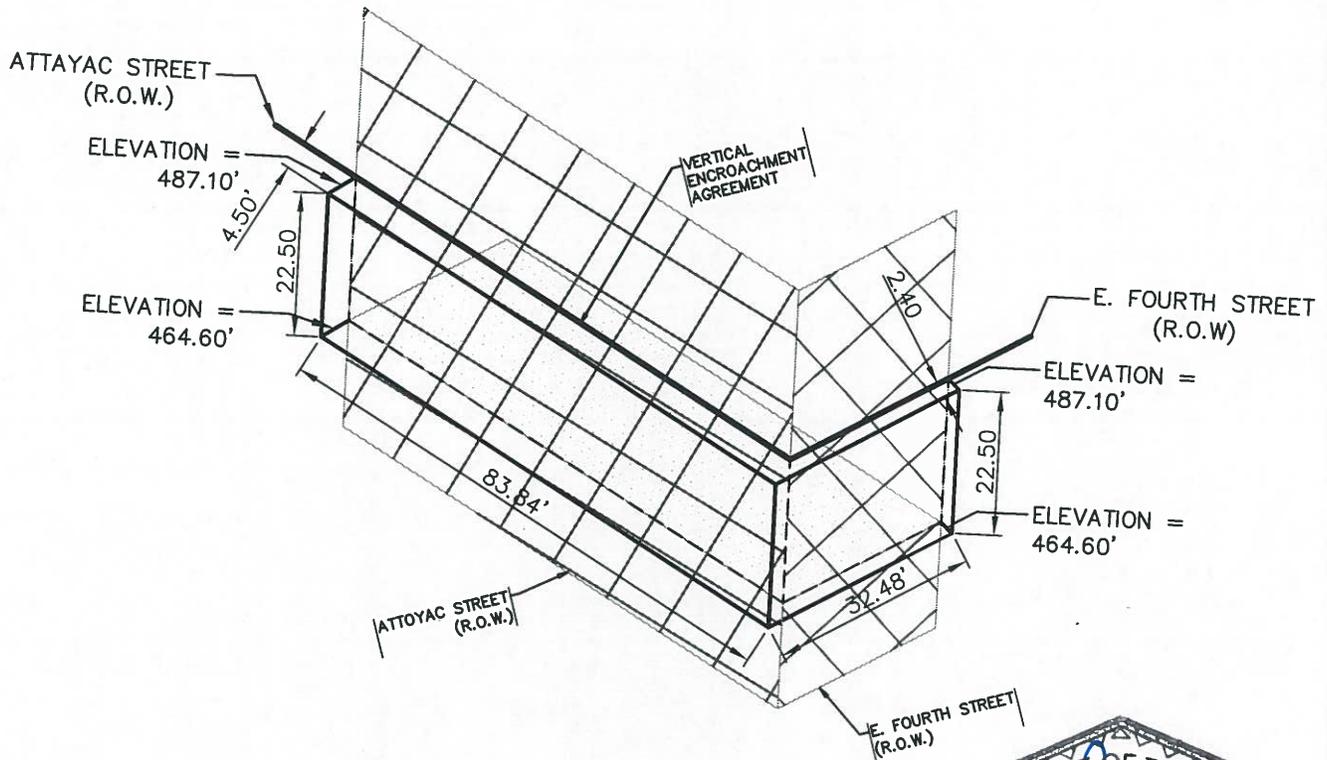
DATE: 07/07/16

DRAWN BY: KWA

FN: 16-177 (KWA)

FILE: V:\2220\ACTIVE\222010116\SURVEY\101231048EX3.DWG

PROJECT No. R0101231-10048



**BENCHMARK INFORMATION:**

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN GPS CONTROL MONUMENTS AT THE TIME OF THIS SURVEY.

BENCHMARK 1: 4 INCH BRASS DISC FOUND ON TOP OF CONCRETE RIPRAP NEAR THE WEST EDGE OF SOUTHBOUND LANE OF INTERSTATE HIGHWAY 35, NEAR THE INTERSECTION OF THE CENTERLINE PROJECTION OF EAST 3RD STREET AND THE SOUTHBOUND LANE OF INTERSTATE HIGHWAY 35 ON THE EAST SIDE OF THE FRONTAGE ROAD. (COA MONUMENT #J-22-3001)  
 PUBLISHED ELEVATION = 483.84' (NAVD 29)  
 FOUND ELEVATION = 484.14' (NAVD 88)

 <b>Stantec</b> 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512) 328-0011 Fax (512) 328-0325 TBPE # F-6324 TBPLS # F-10194230 Copyright © 2016	<b>SKETCH TO ACCOMPANY DESCRIPTION</b> OF A 444 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION THE ATTOYAC STREET (60' R.O.W.) AND THE EAST FOURTH STREET (60' R.O.W.) RIGHTS-OF-WAY.		<b>PLAZA SALTILLO                  AUSTIN, TEXAS</b>
			<b>SHEET 3 OF 3</b>
DATE: 07/07/16	DRAWN BY: KWA	FN: 16-177 (KWA)	FILE: V:\2220\ACTIVE\222010116\SURVEY\101231048EX3.DWG
			PROJECT No. R0101231-10048

79 SQUARE FEET  
PLAZA SALTILLO  
HORIZONTAL ENCROACHMENT AGREEMENT

FN.NO. 117-218(ABB)  
JUNE 28, 2017  
JOB NO. 222010116

#### DESCRIPTION

OF A 79 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE EAST FOURTH STREET (60' WIDE) RIGHT-OF-WAY ADJACENT TO LOT 56 OF CENTRAL ROW, A SUBDIVISION OF RECORD IN VOLUME V, PAGE 661 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 56 CONVEYED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY BY DEED OF RECORD IN VOLUME 10703, PAGE 972 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 79 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the northerly right-of-way line of East Fourth Street, being the southwesterly corner of Lot 3, Block 5 Gary and Peck Subdivision, of record in Volume T, Page 273 of said Plat Records, also being the southeasterly corner of Lot 58 of said Central Row;

**THENCE**, N69°13'22"W, leaving the southwesterly corner of said Lot 3, along the northerly right-of-way line of East Fourth Street, with the southerly line of Lots 56-58 of said Central Row, a distance of 64.04 feet to the **POINT OF BEGINNING** being the northeasterly corner hereof;

**THENCE**, leaving the southerly line of said Lot 56, over and across East Fourth Street right-of-way, for a portion of the easterly, southerly, and westerly lines hereof, the following three (3) courses and distances:

- 1) S35°18'15"W, a distance of 8.60 feet to the southeasterly corner hereof;
- 2) N69°45'17"W, a distance of 8.45 feet to the southwesterly corner hereof
- 3) N20°14'43"E, a distance of 8.30 feet to the northwesterly corner hereof, from which a calculated point at the intersection of the East Fourth Street and Attoyac Street (60' wide) rights-of-way, being the southwesterly corner of said Lot 56 of said Central Row, bears N69°14'07"W, a distance of 19.77 feet;

**THENCE**, S69°45'17"E, along the northerly right-of-way line of East Fourth Street, with the southerly line of said Lot 56, for a portion of the easterly line hereof, a distance of 10.68 feet to the **POINT OF BEGINNING**, containing an area of 79 square feet of land, more or less, within these metes and bounds.

FN 17-218 (ABB)  
JUNE 28, 2017  
PAGE 2 of 2

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING SERVICES INC.  
221 WEST SIXTH ST.  
SUITE 600  
AUSTIN, TEXAS 78701

JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # F-10194230  
John.Bilnoski@stantec.com

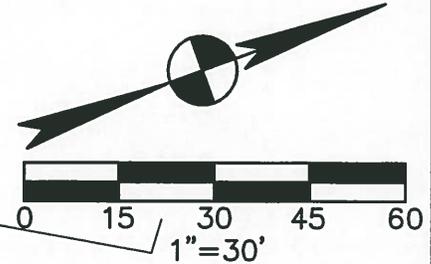
*[Handwritten signature]*  
*6/28/17*



FIELD NOTES REVIEWED

By Jack Daniel Date 07.17.2017

Engineering Support Section  
Department of Public Works  
and Transportation



LOT 54  
 LOT 55  
 CENTRAL ROW  
 VOLUME V, PAGE 661

PARCEL 5  
 CAPITAL METROPOLITAN  
 TRANSPORTATION AUTHORITY  
 VOLUME 10703, PAGE 972

**ATTOYAC STREET**  
 (60' R.O.W.)(UNIMPROVED)

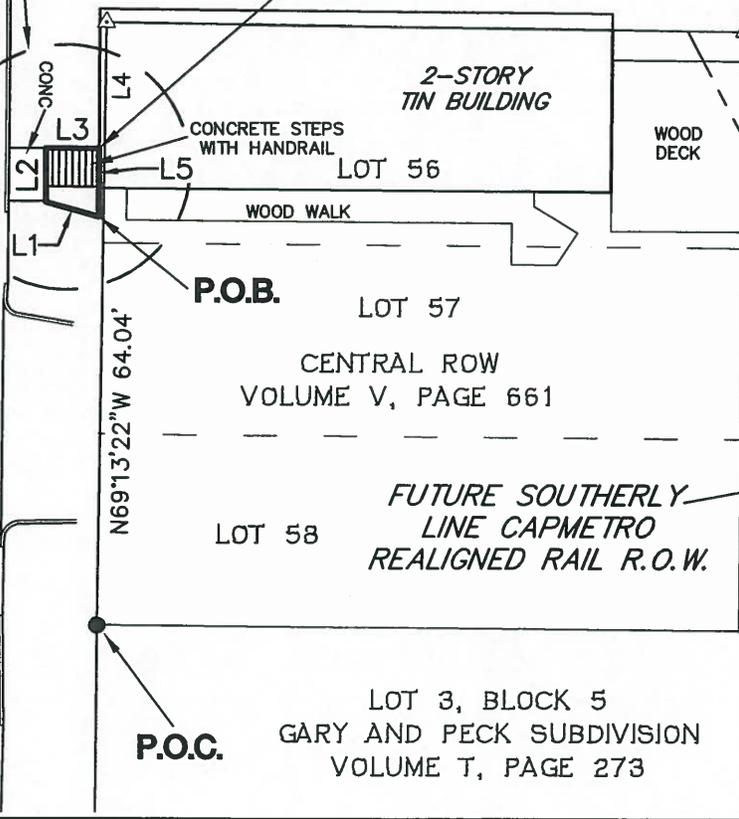
**79 SQ. FT.**  
 RIGHT-OF-WAY  
 ENCROACHMENT  
 AGREEMENT

SEE DETAIL  
 PAGE 2 OF 2

CAPITAL METROPOLITAN  
 TRANSPORTATION  
 AUTHORITY  
 VOLUME 10703, PAGE 972

PARCEL 6  
 CAPITAL METROPOLITAN  
 TRANSPORTATION  
 AUTHORITY  
 VOLUME 10703, PAGE 972

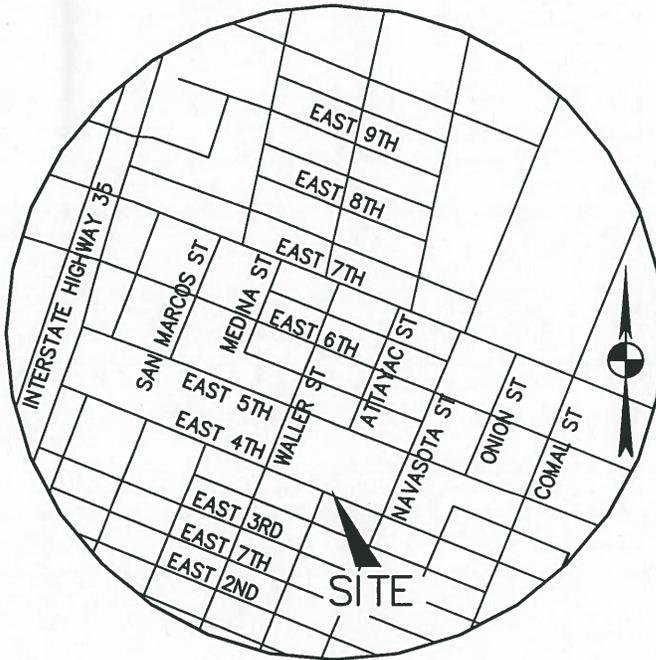
**EAST FOURTH STREET**  
 (60' R.O.W.)



LOT 3, BLOCK 5  
 GARY AND PECK SUBDIVISION  
 VOLUME T, PAGE 273



 <p><b>Stantec</b>          221 West Sixth Street, Suite 600          Austin, Texas 78701          Tel. (512) 328-0011 Fax (512) 328-0325          TBPE # F-6324 TBPLS # F-10194230          Copyright © 2016</p>	<p><b>SKETCH TO ACCOMPANY DESCRIPTION</b>          OF A 80 SQUARE FOOT TRACT OF LAND SITUATED IN          THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A          PORTION THE EAST FOURTH STREET (60' R.O.W.)          RIGHT-OF-WAY.</p>	<p><b>PLAZA SALTILLO          AUSTIN, TEXAS</b></p>
		<p><b>SHEET 1 OF 2</b></p>
<p>DATE: 06/28/16</p>	<p>DRAWN BY: ABB</p>	<p>FN: 17-218 (ABB)</p>
<p>FILE: V:\2220\ACTIVE\222010116\SURVEY\222010116EX21.DWG</p>		<p>PROJECT No. 222010116</p>



**VICINITY MAP**  
N.T.S.

**LEGEND**

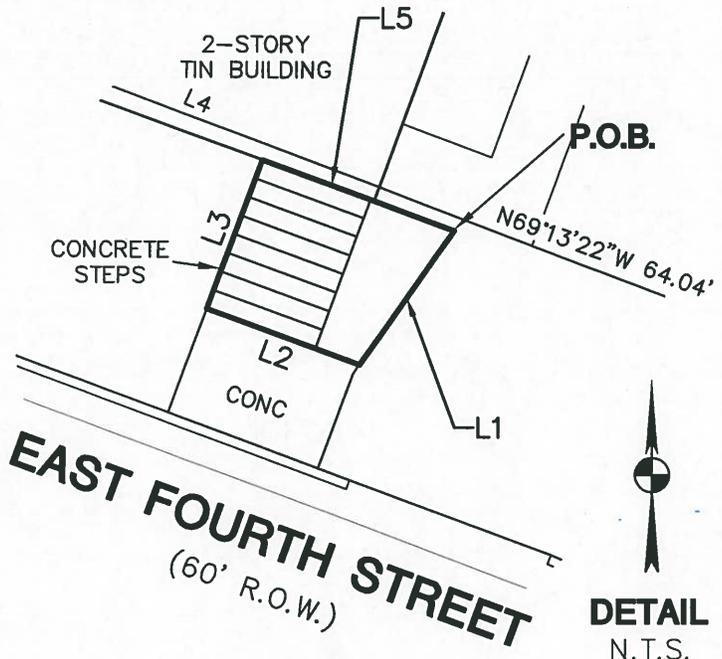
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING



**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S35°18'15"W	8.60'
L2	N69°45'17"W	8.45'
L3	N20°14'43"E	8.30'
L4	N69°14'07"W	19.77'
L5	S69°45'17"E	10.68'



**DETAIL**  
N.T.S.

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OF A 80 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION THE EAST FOURTH STREET (60' R.O.W.) RIGHT-OF-WAY.

**PLAZA SALTILLO  
AUSTIN, TEXAS**

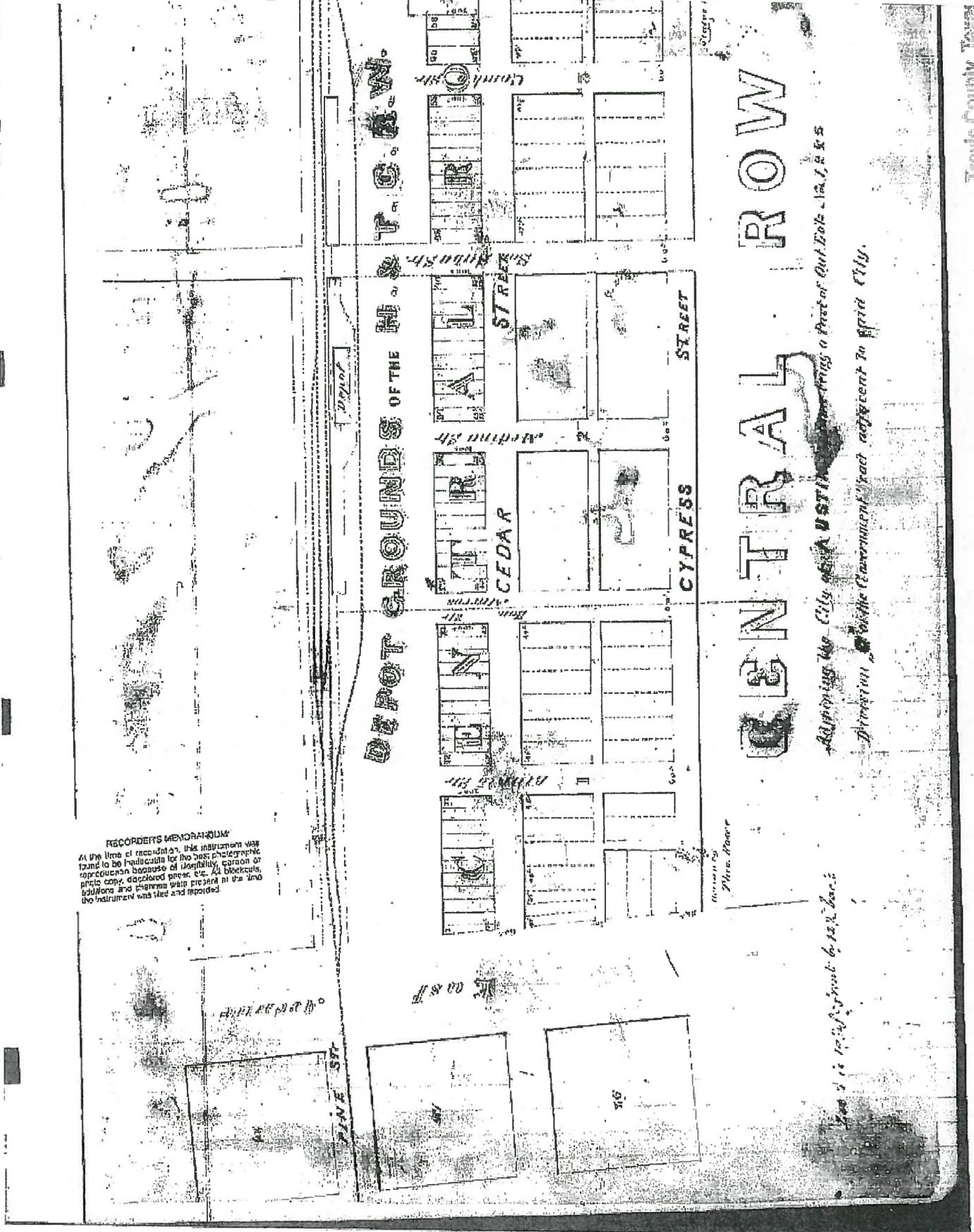
**SHEET 2 OF 2**

DATE: 06/28/16	DRAWN BY: ABB	FN: 17-218 (ABB)	FILE: V:\2220\ACTIVE\222010116\SURVEY\222010116EX21.DWG	PROJECT No. 222010116
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SUBDIVISION PLAT; BK. V, PG. 661 CENTRAL ROW

BRUSHY STREET VACATION BETWEEN 4<sup>TH</sup> AND 5<sup>TH</sup> STREET  
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY



**RECORDERS MEMORANDUM**  
 At the time of recording, this instrument was found to be inadvisable for the best photographic reproduction because of illegibility, error or other cause, disclosed above, etc. All blocks, additions and phrases were present at the time the instrument was filed and recorded.

Approved by  
 This Power

Adjoining the City of AUSTIN, Texas, being a Street of Out-Date - 12.1.1915  
 Direction of the Government Road adjacent to said City.

Book 5 is 14.1.1915 - 12.1.1915